047.0	0002	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	996,700	/	996,700
USE VALUE:	996,700	/	996,700
ASSESSED:	996,700	/	996,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCDONALD FRANCES M & PAUL J
Owner 2:	
Owner 3:	
Street 1:	51 WEBCOWET ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MC DONALD FRANCES M -
Owner 2:	-
Street 1:	51 WEBCOWET ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .163 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Vinyl Exterior and 2895 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7080.000	486,100	4,700	505,900	996,700
Total Card	0.163	486,100	4,700	505,900	996,700
Total Parcel	0.163	486,100	4,700	505,900	996,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 344.31 | /Parcel: 344.31

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	33225
GIS Ref	
GIS Ref	
Insp Date	07/19/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 047.0-0002-0010.0

!3977!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	486,100	4700	7,080.	505,900	996,700		Year end	12/23/2021
2021	104	FV	463,900	4700	7,080.	505,900	974,500		Year End Roll	12/10/2020
2020	104	FV	463,900	4700	7,080.	505,900	974,500	974,500	Year End Roll	12/18/2019
2019	104	FV	359,400	4700	7,080.	537,500	901,600	901,600	Year End Roll	1/3/2019
2018	104	FV	359,400	4700	7,080.	392,100	756,200	756,200	Year End Roll	12/20/2017
2017	104	FV	337,100	4700	7,080.	341,500	683,300	683,300	Year End Roll	1/3/2017
2016	104	FV	337,100	4700	7,080.	290,900	632,700	632,700	Year End	1/4/2016
2015	104	FV	300,500	4700	7,080.	284,600	589,800	589,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:52:28

LAST REV

Date	Time
10/04/21	10:30:22

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3977

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DONALD FRANC	57505-244		9/26/2011	Convenience	1	No	No		
MC DONALD FRANC	36813-306		10/25/2002	Family	1	No	No		
MC DONALD FRANC	36164-296		8/19/2002	Family	1	No	No		
MCDONALD PAUL J	28603-260		5/21/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	33225
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2021	772	Redo Kit	34,000	O				
10/7/2015	1508	Det. Gar	24,000					
6/10/1994	265		24,000					ADD 2 RMS + BATH
5/19/1994	207		2,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2016	Meas/Inspect	DGM	D Mann
7/19/2016	Permit Visit	DGM	D Mann
3/7/2013	Inspected	BR	B Rossignol
4/28/2009	Meas/Inspect	372	PATRIOT
4/28/2000	Inspected	263	PATRIOT
2/29/2000	Measured	270	PATRIOT
8/26/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7080		Sq. Ft.	Site		0	80.	0.89	1									505,920						505,900	

Total AC/HA:	0.16253	Total SF/SM:	7080	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	505,920	Spl Credit		Total:	505,900

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03293216
Const Adj.:	0.99980003
Adj $ / SQ:	185.891
Other Features:	124250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	754796
Depreciation:	268707
Depreciated Total:	486089

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
1	6	2	
Totals			
2	14	5	

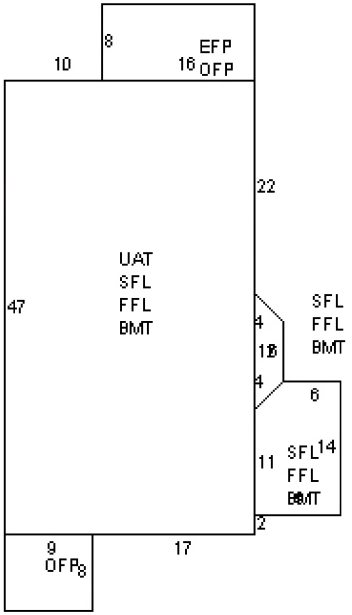
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	185.89
Special Features:	0	Val/Su Net:	102.40
Final Total:	486100	Val/Su SzAd	177.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,371	55.770	76,457
FFL	First Floor	1,371	185.890	254,856
SFL	Second Floor	1,371	185.890	254,856
UAT	Upper Attic	306	108.750	33,222
OFP	Open Porch	200	24.750	4,949
EFP	Enclos Porch	128	48.480	6,206

Net Sketched Area:	4,747			Total:	630,546
Size Ad	2742	Gross Area	5663	FinArea	2895

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 047.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1925	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:	
				Total:	4,700